

NOTES:

- TAX MAP 093-2-06-05-0004
- PROPERTY SHOWN HEREON IS ZONED R-3 (RESIDENTIAL 3 DU/AC)
- MINIMUM YARD REQUIREMENTS IN ZONE R-3
FRONT: 30'
SIDE: 12'
REAR: 25'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0320E EFFECTIVE DATE, SEPTEMBER 17, 2010.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.

7. FLOOR AREA:

EXISTING GROSS FLOOR AREA HOUSE	1,812 SQ. FT.
EXISTING GROSS FLOOR AREA SUN ROOM	213 SQ. FT. (TO BE REMOVED)
EXISTING GROSS FLOOR AREA PARK. STRUCTURE	243 SQ. FT. (TO BE REMOVED)

EXISTING FLOOR AREA 2,268 SQ. FT.

EXISTING GROSS FLOOR AREA HOUSE	1,812 SQ. FT.
PROPOSED GROSS FLOOR AREA MUD ROOM	268 SQ. FT.
PROPOSED GROSS FLOOR AREA PARK. STRUCTURE	286 SQ. FT.
PROPOSED 2ND LEVEL ADDITION	678 SQ. FT.
PROPOSED 1ST LEVEL ACCESSORY DWELLING UNIT	894 SQ. FT.

PROPOSED FLOOR AREA 3,938 SQ. FT.

PROPOSED FLOOR AREA RATIO: 0.30

HEIGHT TABLE

EXISTING HOUSE PEAK HEIGHT:	20.1'
PROPOSED ADDITION PEAK HEIGHT:	21.5'

Chairman, Board of Zoning Appeals

John H. H. H.

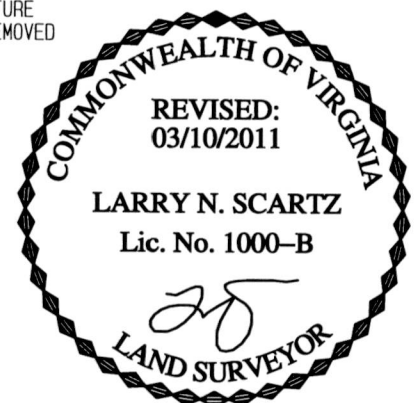
Application No. SP 2011-MV-041



RECEIVED
Department of Planning & Zoning

MAY 06 2011

Zoning Evaluation Division



WAKE FOREST DRIVE
ROUTE #1522 - 50' R/W

SPECIAL PERMIT PLAT
LOT 4, BLOCK 5, FIRST ADDITION TO
WESTGROVE
MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: MAY 02, 2011

CASE NAME: HULVER/FLEMING

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 093-2-06-05-0004

JOB# 20100467_SPP

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